

Moscow Urban Renewal Agency

Annual Report & Financial Statement for Fiscal Year 2013





CONTENTS

3	MURA profile	19	Brownfields
5	Board and Staff	20	Inventory of MURA owned Properties
6	Districts	21	Public Comments /Response to Public Comments /Legal Notice
7	Finances		
16	Urban Acupuncture		
17	Alturas Technology Park		
18	Legacy Crossing District		



Idaho Code §50-2006(c), requires each urban renewal agency to provide an annual report by March 31 of each year to the Governing Body (City Council). This report and financial statement is submitted in fulfillment of that requirement and to provide information to the public.

MURA

annual report 2013

The Agency was organized by the Moscow City Council in 1995 pursuant to resolution 95-08 in accordance with Idaho Urban Renewal Law, Ch. 20, Title 50, Idaho Code (the "Law") and the Local Economic Development Act, Ch. 29, Title 50, Idaho Code (the "Act"). The Agency acts as an arm of the Idaho State government, entirely separate and distinct from the City of Moscow as provided in Idaho Code Section 50-2006.

The purpose of the Agency is to undertake urban renewal projects in areas designated by the City of Moscow to be deteriorating, and to undertake this rehabilitation, conservation, redevelopment or a combination thereof in the interest of the public health, safety, morals or welfare of the residents of the City of Moscow.

The Agency is comprised of seven Commissioners appointed by the Mayor, and confirmed by the City Council, with terms as specified by the Mayor, as authorized by Moscow City Council Resolution 2008-17. Membership is constituted as follows: Two (2) members of the Moscow City Council; One (1) member of the Latah County Commission; and, four (4) members from the citizenry at large. Terms are staggered in such a fashion that no more than three (3) expire in any given year. The Board of Commissioners elect the Chairman, Vice-Chairman and Secretary from the ranks of the Commission, the Treasurer office may be filled by Commissioners or by staff appointments made by the Commission.

MURA

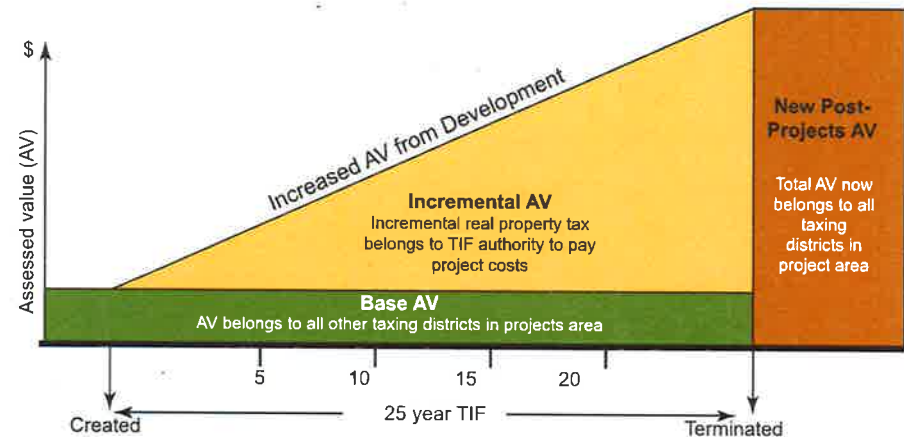
The Chairperson is the Chief presiding officer of the Agency. The Chair executes all deeds, bonds, contracts and other legal documents authorized by the Commission. Some of the Chair's duties may be delegated by the Board of Commission to the Agency's half-time Executive Director who oversees the day-to-day operations of the Agency and carries out the policies of the Board.

The City of Moscow is responsible for defining the geographic boundaries and legal creation of all urban renewal districts within the city. The Alturas Technology Park District was created in 1995 and the Legacy Crossing District was created in 2008. The Agency works with the City of Moscow and the private sector to remedy blight and to facilitate economic development within these two districts. The Agency's activities within these districts are directed by specific urban renewal plans adopted by the Moscow City Council. The Agency provides funding for these efforts through the use of tax incremental financing.

When the city establishes a tax increment financing district, the value on the property in the district is frozen. The property taxes collected on the frozen or "base" value goes to the various taxing entities providing services to that property. The increase in value over the base is called the "increment" value and the tax revenue generated from the increment value is transferred to the Agency. These tax increment revenues are used by the Agency to pay for public improvements and other revitalization activities in that district. When the district closes (now up to 20 years) the increment value is added back to the base value on the tax rolls. This helps diversify and strengthen the economic bases of both the city and the county.

Though urban renewal is a separate item on property tax statements, local property owners pay the same amount of tax whether or not an urban renewal district is established in their area.

BioTracking, LLC.



MURA board



Formal policy decisions are made by the Moscow Urban Renewal Agency Board of Commissioners.

2013 Moscow Urban Renewal Agency

John McCabe, Chair
Tom Lamar, Vice Chair
Steve McGeehan, Secretary
Sue Scott, Commissioner
Dave McGraw, Commissioner
Steve Drown, Commissioner
Brandy Sullivan, Commissioner

Appointments for 2014 Commission seats include two new Commissioners:

John Weber, Commissioner (replaces Sue Scott)
Art Bettge, Commissioner (replaces Tom Lamar)

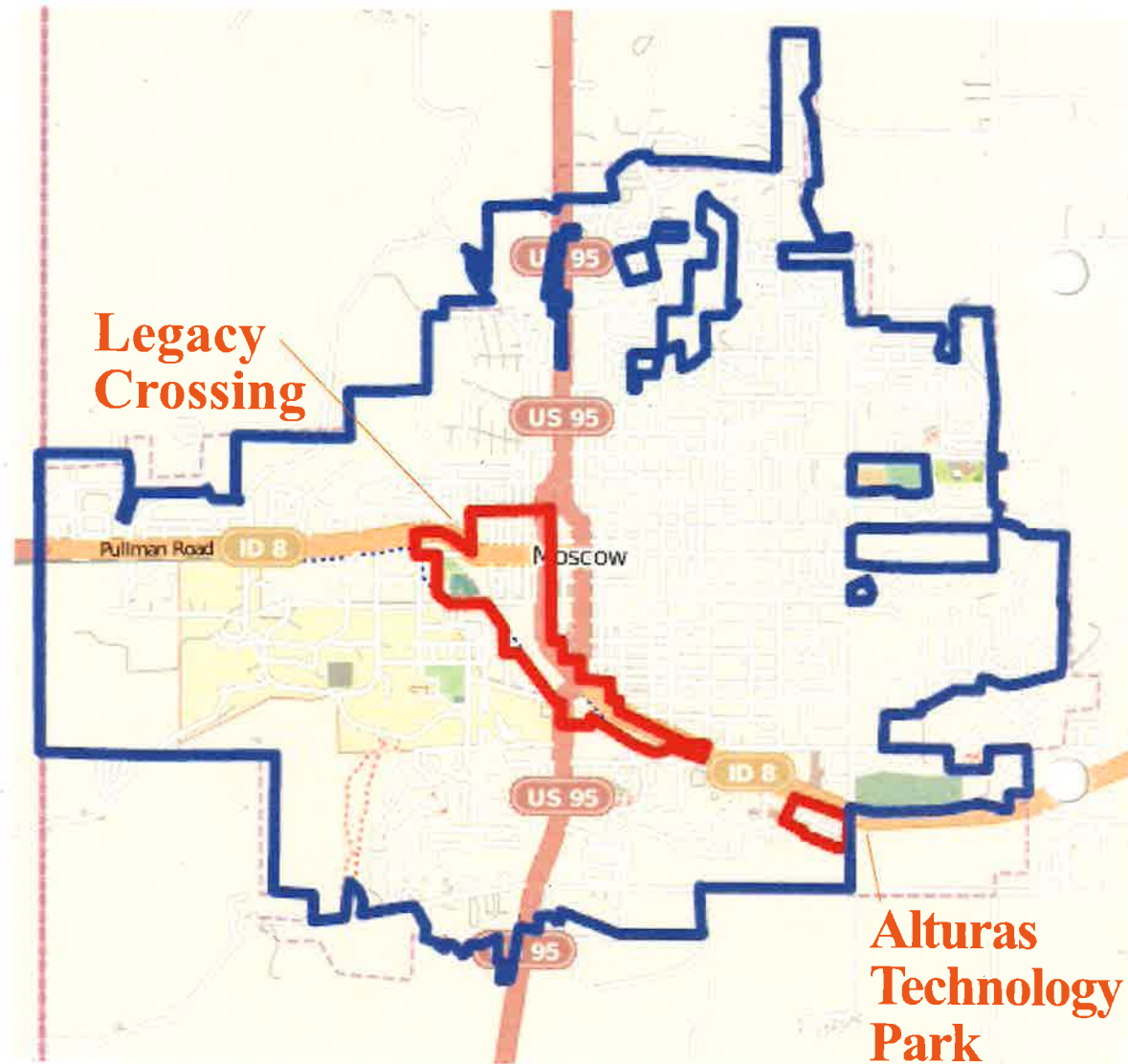
Staff

Jeffrey B. Jones, Executive Director
Gary Riedner, City Supervisor
Don Palmer, Treasurer
Stephanie Kalasz, City Clerk
Joelle Dinubilo Accounting Specialist
Jen Pfiffner, Assistant to the City Supervisor
Ryan P. Armbruster, Elam & Burke, P.A., Legal Counsel

MURA Districts

The MURA operates in two urban renewal districts: The Alturas Technology Park and Legacy Crossing.

Applying a variety of redevelopment strategies to improve economic conditions and enhance the quality of life across the city, the Agency's catalog of projects demonstrates that there is no one-size-fits-all solution for community redevelopment. When taken as a whole, this diversity of efforts translates into a cohesive framework, serving critical community, business, and economic development needs.



MURA Finances

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO

STATEMENT OF NET POSITION September 30, 2013

	Governmental Activities
ASSETS	
Cash and investments	\$ 834,771
Accounts receivable	89
Land held for sale	531,256
Capital assets	
Land	505,803
Infrastructure, net of accumulated depreciation of \$636,501	549,706
Total assets	2,421,625
LIABILITIES	
Accounts payable	990
Series 2007 Bond - due within one year	95,964
Series 2010 Bond - due within one year	23,000
Series 2007 Bond - due after one year	109,943
Series 2010 Bond - due after one year	423,000
Total liabilities	652,902
NET POSITION	
Net investment in capital assets	447,909
Restricted	
Debt service	150,057
Unrestricted	1,170,757
Total net position	\$ 1,768,723

Statement of Net Assets - Detail September 30, 2013

Assets

- Total Cash & Investments - \$834,771 at year end.
- Accounts Receivable: LGIP Accrued Interest \$89.
- Land held for sale in the amount of \$531,256 is the Alturas Property.
- Capital Assets Land - \$505,803.

Liabilities

- Accounts Payable - \$990.
- Total Bond & Loan Principal due in FY 2014 is \$96,964 and \$22,000 (Total \$118,964).
- Non-current Liabilities - \$532,948.

Net Position

- Restricted for Debt Service - \$150,057.
- \$1,170,757 is considered unrestricted. It includes the URA's ownership in Land held for resale.
- Invested in Capital Assets, net of Related Debt - \$447,909.

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO

STATEMENT OF ACTIVITIES
Year Ended September 30, 2013

	Net Revenue (Expense) and Changes in Net Assets
GOVERNMENTAL ACTIVITIES	
Project administration	\$ (110,218)
Depreciation	(57,164)
Interest expense	(34,902)
Total governmental activities	<u>(202,284)</u>
GENERAL REVENUES	
Property taxes levied for general purposes	491,641
Investment income/losses	(848)
Total general revenues	<u>490,793</u>
Change in net position	288,509
NET POSITION, beginning of year	1,500,809
PRIOR PERIOD ADJUSTMENT	<u>(20,595)</u>
NET POSITION, end of year	<u>\$ 1,768,723</u>

MURA
Finances

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO

BALANCE SHEET - GOVERNMENTAL FUNDS
September 30, 2013

	General	Alturas Technology Park District	Legacy Crossing District	Total
ASSETS				
Cash and investments	\$ 46,470	\$ 561,870	\$ 226,431	\$ 834,771
Accounts receivable	89			89
Land held for sale		531,256		531,256
Total assets	<u>\$ 46,559</u>	<u>\$ 1,093,126</u>	<u>\$ 226,431</u>	<u>\$ 1,366,116</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 860		\$ 130	\$ 990
Total liabilities	<u>860</u>	<u>\$ 0</u>	<u>130</u>	<u>990</u>
Fund Balance				
Nonspendable		531,256		531,256
Restricted for debt service		105,745	44,312	150,057
Assigned		456,125	181,989	638,114
Unassigned	45,699			45,699
Total fund balance	<u>45,699</u>	<u>1,093,126</u>	<u>226,301</u>	<u>1,365,126</u>
Total liabilities and fund balance	<u>\$ 46,559</u>	<u>\$ 1,093,126</u>	<u>\$ 226,431</u>	<u>\$ 1,366,116</u>

RECONCILIATION OF THE STATEMENT OF NET POSITION TO THE BALANCE SHEET

Total fund balance - Governmental Funds	\$ 1,365,126
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are financial resources and, therefore, are not reported in the funds	1,055,509
Long-term liabilities, consisting of bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds	(651,912)
Total net position - Governmental Activities	<u>\$ 1,768,723</u>

MURA Finances

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO				
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS				
Year Ended September 30, 2013				
	General	Albion Technology Park District	Legacy Crossing District	Total
REVENUES				
Property taxes		\$ 394,003	\$ 97,548	\$ 491,551
Investment income/losses	\$ 1,280		(2,128)	(848)
Total revenues	1,280	394,003	95,420	490,703
EXPENDITURES				
Current				
Legal and professional fees	65,117		7,422	72,539
Insurance	1,530			1,530
Advertising	489	768	221	1,478
Management services	30,000			30,000
Repairs and maintenance		961	1,568	2,549
Other administration expenses	114		2,000	2,114
Debt Service				
Principal retirement		60,642	22,000	82,642
Interest		13,597	21,305	34,902
Capital outlay				
Improvements		69,410		69,410
Total expenditures	97,258	165,396	54,516	317,170
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(95,978)	228,695	40,904	173,621
OTHER FINANCING SOURCES (USES)				
Operating transfers	97,258	(97,258)		0
Total other financing sources (uses)	97,258	(97,258)	0	0
Net change in fund balances	1,280	131,437	40,904	173,621
FUND BALANCES AT BEGINNING OF YEAR	44,419	961,689	185,397	1,191,505
FUND BALANCES AT END OF YEAR	\$ 45,699	\$ 1,093,126	\$ 226,301	\$ 1,365,126
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES				
Net change in fund balances - Governmental Funds				\$ 173,621
Amounts reported for governmental activities in the statement of activities are different because:				
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.				
This is the capital outlay for the current period.				69,410
This is the amount of depreciation taken during the current period.				(57,164)
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumed the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of insurance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.				
Principal payments made on long-term debt				102,642
Change in net position - Governmental Activities				\$ 298,509

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO			
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS			
GENERAL FUND			
Year Ended September 30, 2013			
	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Investment income/losses	\$ 2,000	\$ 1,280	\$ (720)
Total revenues	2,000	1,280	(720)
EXPENDITURES			
Current			
Legal and professional fees	60,930	65,117	(4,187)
Insurance	1,550	1,538	12
Advertising	1,200	489	711
Management services	30,000	30,000	0
Other administration expenses	9,300	114	9,186
Total expenditures	102,980	97,258	5,722
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(100,980)	(95,978)	5,002
OTHER FINANCING SOURCES (USES)			
Operating transfers	102,980	97,258	(5,722)
Total other financing sources (uses)	102,980	97,258	(5,722)
Net change in fund balances	2,000	1,280	(720)
FUND BALANCES BEGINNING OF YEAR	(2,000)	41,419	46,419
FUND BALANCES END OF YEAR	\$ 0	\$ 45,699	\$ 45,699

MURA Finances

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS AL TIRAS TECHNOLOGY PARK DISTRICT FUND Year Ended September 30, 2013

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	\$ 323,415	\$ 394,093	\$ 70,678
Total revenues	323,415	394,093	70,678
EXPENDITURES			
Current			
Legal and professional fees	27,000		27,000
Advertising	5,000	768	4,232
Repairs and maintenance	1,200	981	219
Other administration expenses	1,000		1,000
Debt Service			
Principal retirement	160,645	80,642	80,003
Interest	13,645	13,597	48
Capital outlay			
Improvements	38,235	69,110	(31,175)
Total expenditures	246,725	165,398	81,327
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	76,690	228,695	152,005
OTHER FINANCING SOURCES (USES)			
Operating transfers	(102,980)	(97,258)	5,722
Total other financing sources (uses)	(102,980)	(97,258)	5,722
Net change in fund balances	(26,290)	131,437	157,727
FUND BALANCES BEGINNING OF YEAR	26,290	961,689	935,399
FUND BALANCES END OF YEAR	\$ 0	\$ 1,093,126	\$ 1,093,126

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS LEGACY CROSSING DISTRICT FUND Year Ended September 30, 2013

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	\$ 126,725	\$ 97,548	\$ (29,177)
Investment income/losses		(2,128)	(2,128)
Total revenues	126,725	95,420	(31,305)
EXPENDITURES			
Current			
Legal and professional fees	23,600	7,422	16,178
Advertising	2,000	221	1,779
Repairs and maintenance	3,000	1,568	1,432
Other administration expenses	1,750	2,000	(250)
Debt Service			
Principal retirement	22,000	22,000	
Interest	21,305	21,305	
Capital outlay			
Improvements	48,000		48,000
Total expenditures	121,655	54,516	67,139
Net change in fund balances	5,070	40,904	35,834
FUND BALANCES BEGINNING OF YEAR	(5,070)	185,397	190,467
FUND BALANCES END OF YEAR	\$ 0	\$ 226,301	\$ 226,301

MURA Finances

Budget to Actual Revenues - Detail September 30, 2013

Property Taxes – Alturas Technology Park:

Budgeted: \$ 323,415
Actual: \$ 394,093
Excess: \$ 70,678

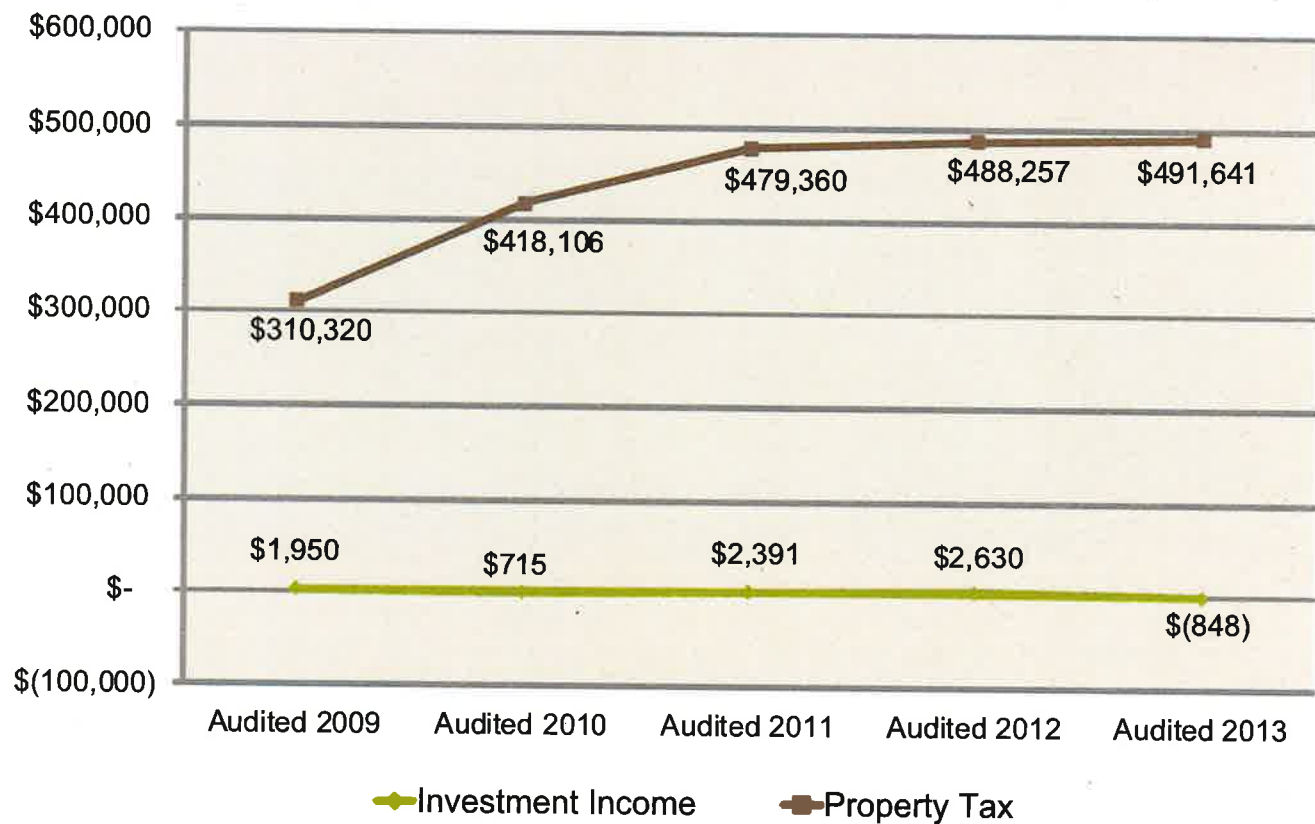
Property Taxes – Legacy Crossing:

Budgeted: \$ 126,725
Actual: \$ 97,548
Unrealized: \$ 29,177
Investment loss: \$ 2,128

Interest Earnings – General Fund:

Budgeted: \$ 2,000
Actual: \$ 1,280
Unrealized: \$ 720

Property Tax & Investment Income Revenue Trend



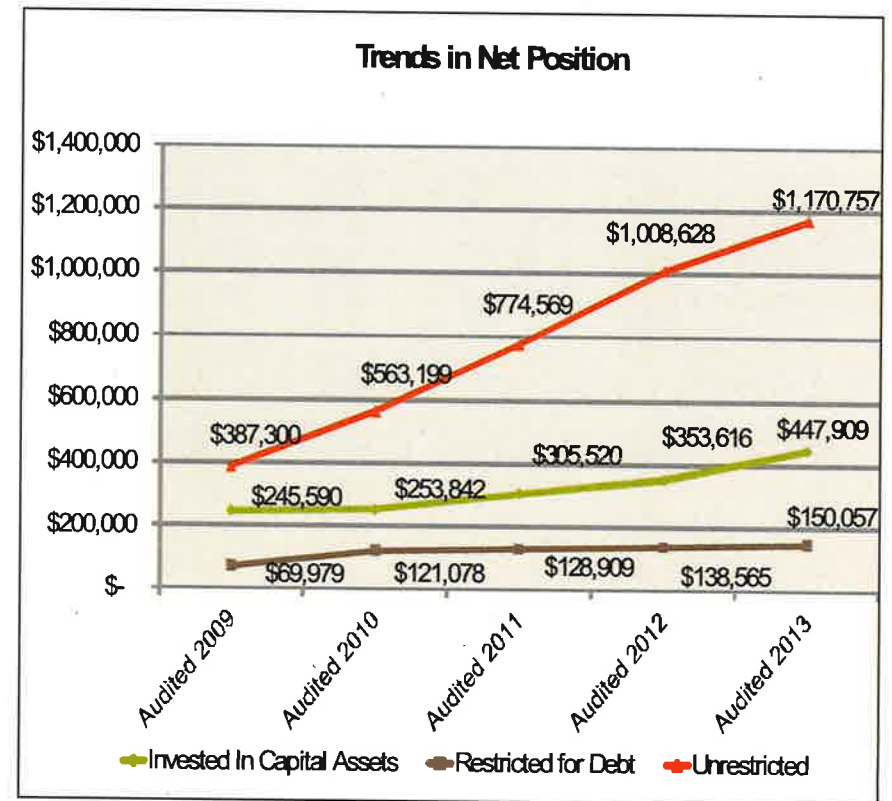
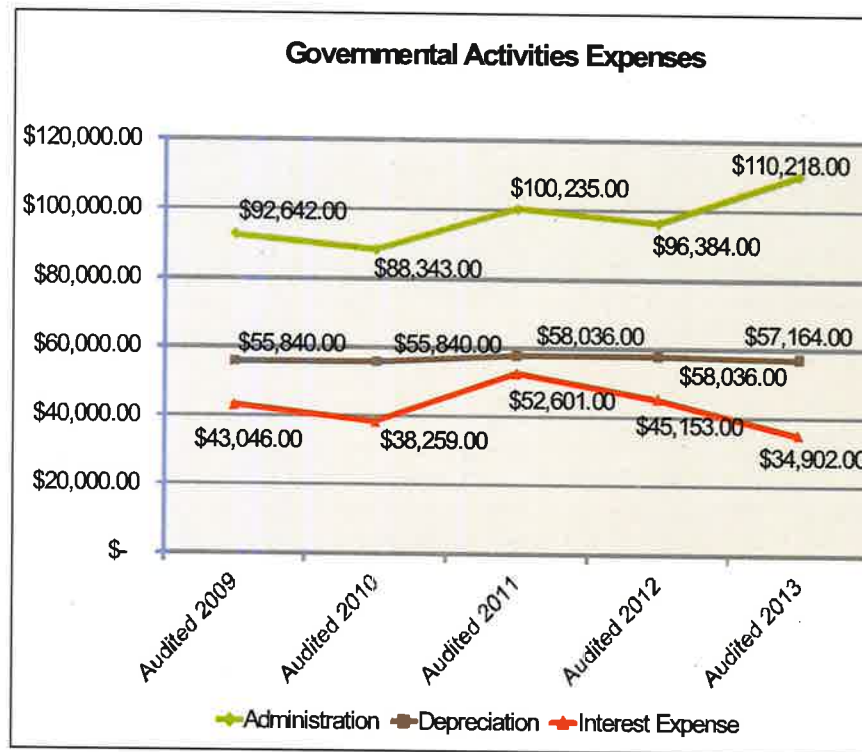
MURA Finances

Budget to Actual Expenditures - General Fund	
September 30, 2013	
Legal & Professional Fees:	Management Services:
Budget: \$ 60,930	Budget: \$ 30,000
<u>Actual: \$ 65,117</u>	<u>Actual: \$ 30,000</u>
Variance: \$ -4,187	Variance: \$ 0
Insurance:	Other Administrative Expenses:
Budget: \$ 1,550	Budget: \$ 9,300
<u>Actual: \$ 1,538</u>	<u>Actual: \$ 114*</u>
Variance: \$ 12	Variance: \$ 9,186
Advertising:	
Budget: \$ 1,200	
<u>Actual: \$ 489</u>	
Variance: \$ 711	

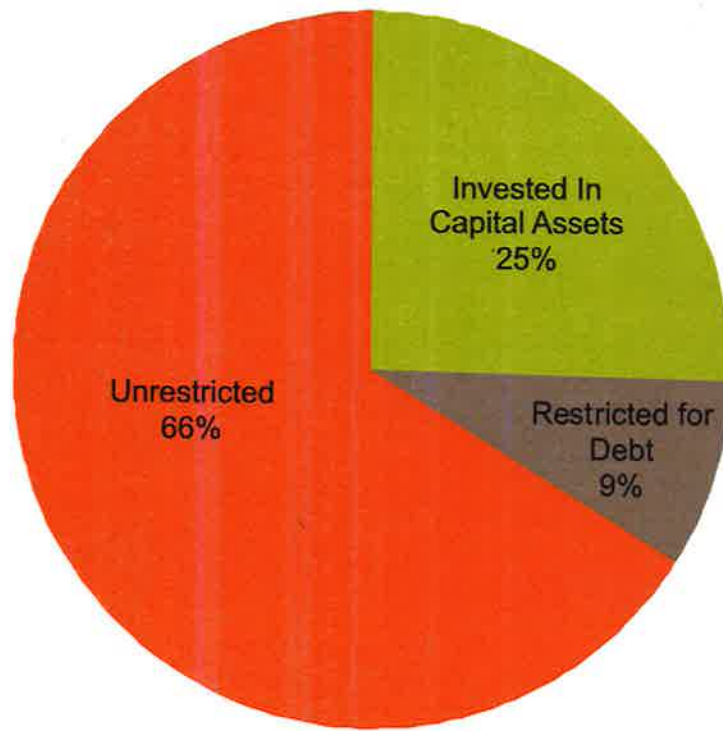
Budget to Actual Expenditures - Alturas	
September 30, 2013	
Legal & Professional Fees:	Other Administrative Expenses:
Budget: \$ 27,000	Budget: \$ 1,000
<u>Actual: \$ 0</u>	<u>Actual: \$ 0</u>
Variance: \$ 27,000	Variance: \$ 1,000
Insurance:	
Budget: \$ 5,000	
<u>Actual: \$ 768</u>	
Variance: \$ 4,232	
Advertising:	
Budget: \$ 1,200	
<u>Actual: \$ 981*</u>	
Variance: \$ 219	

Budget to Actual Expenditures - Legacy Crossing	
September 30, 2013	
Legal & Professional Fees:	Other Administrative Expenses:
Budget: \$ 23,600	Budget: \$ 1,750
<u>Actual: \$ 7,422</u>	<u>Actual: \$ 2,000*</u>
Variance: \$ 16,178	Variance: \$ -250
Advertising:	
Budget: \$ 2,000	
<u>Actual: \$ 221</u>	
Variance: \$ 1,779	
Repairs and Maintenance:	
Budget: \$ 3,000	
<u>Actual: \$ 1,568</u>	
Variance: \$ 1,432	

MURA Finances

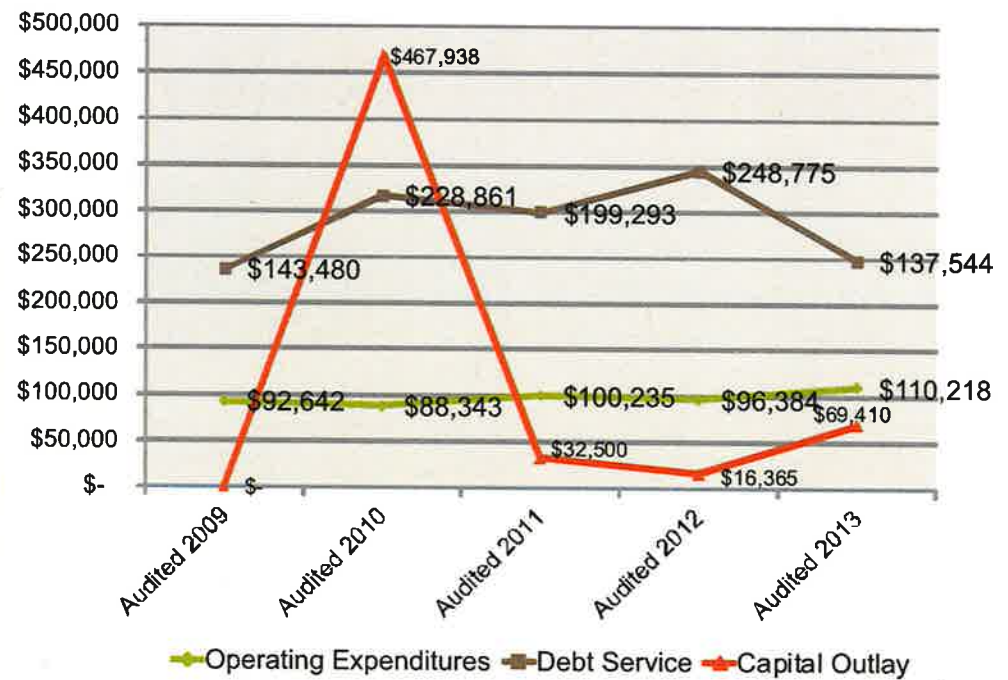


Net Position FY 2013

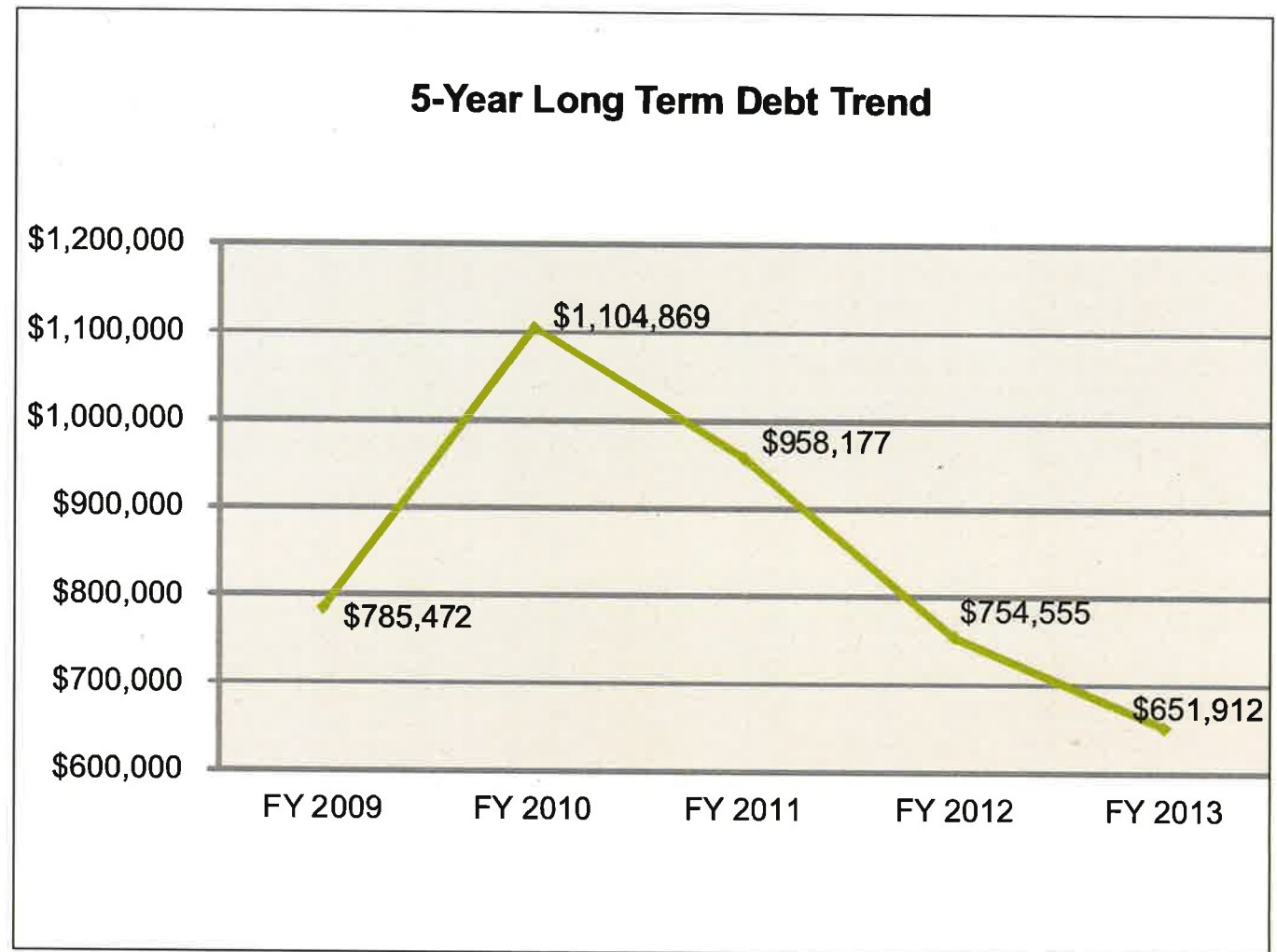


MURA
Finances

Expenditure Trends



MURA Finances





urban acupuncture

Boiled down to a simple statement, “urban acupuncture” means targeting actions which harness and direct community energy to improve economic conditions and enhance the cityscape. By strategically investing our resources, we can initiate positive ripple effects for the community.

Alturas Technology Park

The Alturas Technology Park is the Moscow Urban Renewal Agency's first district and is currently home to many of Moscow's premier high-tech companies, including Comtech EF Data Corporation, Alturas Analytics, Inc., Anatech Labs, Inc., and BioTracking, LLC. The majority of these firms are linked to outside/non local markets and are considered "primary" industries. Wealth enters the local economy principally by way of these industry types.

The export industries within the Alturas Technology Park have a profound economic impact on the Moscow economy. These companies now have a total payroll of \$6.2 million and pay an average wage of \$50,650, which is significantly higher than the city's median household income of \$35,389. Furthermore, the park contributes an estimated adjusted impact of \$26.7M to the local community.

When a community or region increases the number of high-wage primary industry jobs, a "force" pulls up the bottom rung of the economic ladder, lifting individuals through a series of wage and skill steps, improving the standard of living for most people. This "force" causes part-time low paying retail and service jobs to fold into full-time jobs at higher wage levels and with fringe benefits.

The Moscow Urban Renewal Agency has six (6) lots left for sale within the Alturas Technology Park. The lots range in size from 28,370/SF to 38,885/SF and were last appraised at \$2.34/SF (Fair Market Value).

Highlights:

- **ADA Compliant Pedestrian Drops:** The MURA prepaid the City of Moscow \$27,000 that was used to construct ADA compliant pedestrian drops throughout the Alturas Technology Park.



What's Next?

- Aggressively market the remaining six (6) lots for sale within the Alturas Technology Park.
- Update the CC&Rs for Phase II within the Alturas Technology Park.
- Prepare the necessary "closeout plan" in support of the planned termination of the district in 2015.
- Continue to provide ongoing

- **Public Sewer Extension:** The MURA prepaid the City of Moscow \$42,410 that was used to construct and install 220' feet of sanitary sewer pipe along with associated asphalt patching and re-surfacing work from Alturas Drive to Mountain View Road.
- **Public Sewer Easement:** The MURA entered into an agreement with Thompson Development, LLC, Eckhardt Properties, LLC and the City of Moscow to provide a twenty foot (20') easement for public sanitary sewer in exchange for the abandonment of a private ten foot (10') easement. The abandonment of the private easement significantly improves the Agency's ability to market the remaining lots and the new public easement provides expansion opportunities to adjacent landowners.



- **CC&Rs:** The MURA began the review of the CC&Rs and land use tables for both Phase I and Phase II within the Alturas Technology Park.
- **RFP - Commercial Brokerage Services:** The MURA issued a Request for Proposal for commercial real estate services to assist the Agency sell the remaining six (6) lots within the Alturas Technology Park.
- **Ongoing Maintenance:** The MURA continues to provide maintenance for the entryway sign /light and other infrastructure as necessary.

Legacy Crossing



The Legacy Crossing Urban Renewal District was created in June of 2008 and is the Agency's second urban renewal district. Legacy Crossing covers approximately 163 acres and includes a majority of the blighted and underutilized properties located between Moscow's historic downtown and the University of Idaho.

By definition, reurbanization involves redeveloping already urbanized areas, which decreases pressure for development of greenfield sites outside the City. Reurbanization provides an opportunity to learn from mistakes of the past and to create high-quality, livable urban environments while building at a human scale. Reurbanization can ensure a range of places where new kinds of businesses can locate and promote diversity of housing types and choice. Finally, reurbanization can support community building and social integration.

The opening of the Intermodal Transit Center, the reconstruction of College Street and the placement of the new bike /pedestrian bridge have provided a huge boost in capital and have jump-started the process of reurbanization. Economic Modeling Specialists International's decision to move into the district and occupy the former Daily News Building reflects a new confidence.

Still, the District is not without challenges. A tax increment error calculation (Idaho Tax Commission Software) has reduced the Agency's revenues by 40% and will require the repayment of approximately \$114K from past revenue allocations. As such, the Agency will be forced to utilize more Owner Participation Agreements as opposed to TIF bond financing or direct investment strategies. Owner Participation Agreements require private developers or companies front the costs for new public infrastructure and are repaid from future TIF revenues.

Despite these challenges, the Agency through public-private partnerships will continue to focus on redeveloping the district into a vibrant and attractive mixed use neighborhood including the design and development of the "Hello Walk" extension.

Highlights:

- **EPA Cleanup Grant:** The MURA and City of Moscow made application and were awarded an EPA Cleanup Grant in the amount of \$115,317 to be used towards the remediation /mitigation of the MURA owned property at 6th and Jackson.
- **Idaho Smart Growth Award:** The City of Moscow and MURA were honored as a Grow Smart Award recipient by Idaho Smart Growth. The award was given to recognize the public policy and planning endeavors the City and MURA have accomplished with adoption by the Moscow City Council of the Zoning District and Overlay and Design Guidelines in June of 2012.
- **University of Idaho Student Visioning Sessions:** The MURA and the City of Moscow continue to participate in visioning and design studios sponsored by the University of Idaho's Art and Architecture department in support of the Legacy Crossing District.
- **EPA Brownfield Coalition Assessment Grant:** The MURA has completed additional Phase II Environmental Site Assessment work and a draft Analysis of Brownfield Cleanup Alternatives (ABCA) that will be utilized in support of the EPA Cleanup Grant.
- **Economic Modeling Specialists International's relocation into the Legacy Crossing District:** 90 Employees, Average Salary \$47,800.

What's Next?

- Enter into the Idaho Department of Environmental Quality (IDEQ)'s Voluntary Compliance Program to facilitate the cleanup of the MURA owned 6th and Jackson property.
- Prepare and issue a Request for Proposal for an environmental contractor to oversee the cleanup of the MURA owned property at 6th and Jackson.
- Resolve the tax increment error between the MURA and Latah County by the 2nd quarter of 2014.
- Continue to enter into Owner Participation Agreements (OPAs) for eligible projects within the Legacy Crossing District.

Brownfields

Creating the opportunity for economic revitalization through Brownfield redevelopment is a primary goal of the Moscow Urban Renewal Agency.

The United States Environmental Protection Agency (EPA) defines brownfields as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” These problem properties are not uncommon. According to the General Accounting Office (GAO), there are close to 450,000 brownfields in the United States.

In 2010, the Moscow Urban Renewal Agency partnered with the City of Moscow and Latah County and was awarded an EPA Brownfields Assessment Coalition Grant totaling \$475,000.

The grant allows for environmental assessments and cleanup planning for sites located primarily within the Legacy Crossing Urban Renewal District. The Agency’s Executive Director is also the Project Manager for the EPA Brownfield Coalition Grant.

In 2013, /Phase II Environmental Site Assessment and cleanup planning activities took place for the following properties: 317 W. 6th Street, 1102 S. Main Street and 103 N. Almon Street.

For the public /private sectors, brownfield redevelopment can mean new business opportunities, the potential for profit on unused or under-utilized properties, increased environmental stewardship, and access to untapped markets.



District	Property Address	Parcel Number	SF /Acres	Planned Reuse
Alturas	1362 Alturas Drive	RPM00270010020	29,412/SF	Fee Simple Sale
Alturas	1412 Alturas Drive	RPM00270010030	28,370/SF	Fee Simple Sale
Alturas	1425 Alturas Drive	RPM00270020040	38,885/SF	Fee Simple Sale
Alturas	1383 Alturas Drive	RPM00270020030	36,997/SF	Fee Simple Sale
Alturas	1345 Alturas Drive	RPM00270020020	34,531/SF	Fee Simple Sale
Alturas	1293 Alturas Drive	RPM00270020010	35,029/SF	Fee Simple Sale
Legacy	201 W. 6 th Street	RPM00000180025	0.87 Acres	Public pathway, public plaza and future fee simple sale

The Agency owns six (6) lots within the Alturas Technology Park District and one (1) lot within the Legacy Crossing District.

In FY2014, the Agency will execute a contract with a Commercial Brokerage to provide the following scope of services:

- Develop strategies for sale of designated Agency-owned properties (such as conducting a study of comparable properties,
- Develop marketing materials (electronic and/or hard copy) to advertise sites for sale, distribute the materials to potential buyers via the appropriate form(s) of media and report results to the Agency on an agreed upon frequency
- Advise the Agency related to strategies to promote and sell the remaining lots in the Alturas Technology Park,
- Participate in site tours of Agency-owned property that is for sale for potential buyers;
- Analyze offers from potential buyers and advise the Agency with respect to negotiations;
- Represent the Agency in negotiations with a prospective buyer from the time of offer until closing;
- Coordinate real estate transaction closings; and
- Handle all other customary activities and services associated with real estate transactions.

Inventory of MURA owned Properties



Public Comments

NEWS REVIEW PUBLISHING COMPANY
The Moscow-Pullman Daily News
P.O.Box 374
Lewiston, Idaho 83501
(208) 743-9411

Date: 03/04/2014 INVOICE NO. 92453
Account No. 30117922
Description 92453 As requir
Times 1 Lines 33
Tab. lines
\$ 25.08

Sold To: MOSCOW URBAN RENEW AGENCY
PO BOX 9203
MOSCOW ID 83843

PO#

NOTICE: This is a invoice of Purchase made by you. Statement will be rendered the first of the month
Please Retain This Invoice as Your Statement Will Refer to Invoice by No. Only.

AFFIDAVIT OF PUBLICATION

As required by Idaho Code §50-2006(c), the Moscow Urban Renewal Agency will consider for approval the draft annual report of the Agency's 2013 activities on March 26, 2014. On March 12, 2014, a copy of the report will be available for inspection during business hours in the office of the City Clerk or on the Urban Renewal Agency's website: <http://moscowmura.com/>. Written comments may be submitted to the Agency in advance of the meeting.

As required by Idaho Code §50-2011(f), the annual report identifies the real property held by the Agency and sets forth the reasons such property remains unsold and indicates the Agency's plans for disposition of the real property, if necessary. If you have any questions or to submit comments, please contact MURA Executive Director Jeff Jones at (208) 883-7007 or jjones@ci.moscow.id.us.

Karen J. Lewis, Legal Clerk
being first duly sworn, on oath deposes
and says: I am the printer of
Moscow-Pullman Daily News, a newspaper
of general circulation, published daily
except Sunday at Moscow, Latah County,
Idaho, in compliance with Sections 60-106,
60-107, and 60-108 of the Idaho Code and the
amendments thereto; and an official newspaper
for Whitman County, Washington as required
by R.C.W. 36.72.071 and other provisions of
the Revised Code of Washington and the
amendments thereto; that the notice of which the
annexed is a full, true and correct printed
copy was published in the regular and entire
issues of said newspaper and not in a
supplement thereto, upon the following dates:

March 4, 2014

the same being the date designated for
the publication of said notice.

Karen J. Lewis
On this 4th day of March
in the year of 2014, before me, a Notary Public,
personally appeared Karen J. Lewis,
known or identified to me to be the person
whose name subscribed to the within instrument,
and being by me first duly sworn, declared that
the statements therein are true, and acknowledged
to me that he executed the same.

Carol Peterson
Notary Public in and for the State of Idaho,
residing at Lewiston therein
Commission Expires 9-1-2017



None received.



206 E. Third Street
Moscow, Idaho 83843
(208)883-7007
www.moscowura.com



EXHIBIT B

PUBLIC NOTICE

As required by Idaho Statute 50-2006, the Moscow Urban Renewal Agency has filed a report of its 2013 activities with the office of the Moscow City Clerk. The report is available for inspection during business hours in the office of the City Clerk, Moscow, Idaho.

If you have any questions please contact, Jeffrey B. Jones at (208) 883-7007.

Published: March 29, 2014.